



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES

The Montgomery County Planning Board met in regular session on Thursday, September 23, 2010, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 11:45 a.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Joe Alfandre, Norman Dreyfuss, and Amy Presley.

Items 1, 2, 4, 5, and 7 are reported on the attached agenda.

Items 3 and 6 were postponed.

There being no further business, the meeting was adjourned at 11:45 a.m. The next regular meeting of the Planning Board will be held Thursday, September 30, 2010, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Technical Writer

Montgomery County Planning Board Meeting
Thursday, September 23, 2010, 9:00 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

1. Consent Agenda

A. Adoption of Resolutions

(These Resolutions were deferred from the September 16, 2010 Planning Board Meeting)

1. Gosnell Property Site Plan 820060240 – ADOPTION OF MCPB RESOLUTION **No. 10-118**
2. Snow Hill Farm Preliminary Plan 120070570 – ADOPTION OF MCPB RESOLUTION **No. 10-57**
3. Piney Glen Farms (Lot 20) Preliminary Plan 11992012A – ADOPTION OF MCPB RESOLUTION **No. 10-103**
4. Lower Booze Creek Stabilization Forest Conservation Plan MR 2008901 – ADOPTION OF MCPB RESOLUTION **No. 10-71**
5. Garrett Park Elementary School Modernization Forest Conservation Plan MR2010701 – ADOPTION OF MCPB RESOLUTION **No. 10-92**

BOARD ACTION

Motion: *DREYFUSS/PRESLEY
WELLS-HARLEY/DREYFUSS

Vote:
Yea: *4-0-1
5-0

Nay:

Other: *CARRIER ABSTAINED FOR RESOLUTIONS
NUMBERED 1, 2, 4, & 5 BECAUSE SHE WAS NOT
PRESENT FOR THE RESPECTIVE HEARINGS

Action: Adopted the Resolutions cited above.
Adopted Resolution # 3 cited above.

***B. Record Plats**

Subdivision Plat No. 220100730 - 220100750, Symphony Park R-60 zone, 112 lots, 5 parcels; located in the southeast quadrant of the intersection of Rockville Pike (MD 355) and Strathmore Avenue (MD 547); North Bethesda/Garrett Park

Staff Recommendation: Approval

Subdivision Plat No. 220101060, J.C. Wilson Estate – Silver Spring CBD-1 zone, 1 lot; located in the southwest quadrant of the intersection of Spring Street and Cameron Street; Silver Spring CBD

Staff Recommendation: Approval

Reservation Plat No. 220110060, Future Transitway (Purple Line) Located in the northwest quadrant of the intersection of East-West Highway (MD 410) and Colesville Road (MD 384)

Staff Recommendation: Approval

BOARD ACTION

Motion: ALFANDRE/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Record Plats cited above.

***C. Other Consent Items**

Site Plan Amendment Review No. 82003029B, The Estates at Greenbriar Preserve (Limited) RNC zone; 71.32 acres; amendment to remove the 6 foot fence and Condition 1B (SP No. 820030290, approved resolution) only; located on Wood Thrush Lane, approximately 1,200 feet southeast of Glen Road; Potomac

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation for approval of the Site Plan Amendment for The Estates at Greenbriar Preserve, subject to conditions, as stated in the attached Board Resolution.**

***D. Approval of Minutes**
BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Minutes submitted for approval.**

2. Parks Special Events Permit Program

A Special Events Permit program was piloted one year ago to establish an organized process to manage third party special events that occur on park property, ensure proper care of parkland, offer suitable parks and facilities for use by the public as venues of special events in exchange for fees that will cover the costs of providing the services and personnel to support the event, and not hamper regular services, programs or activities provided to the public. Parks staff will brief the Planning Board on the findings of the past year and recommend the adoption of a formal Special Event Policy.

Staff Recommendation: Approval

BOARD ACTION

Motion: **DREYFUSS/WELLS-HARLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation for approval, as modified in discussion.**

Parks Department staff offered a multi-media presentation of the proposed Special Events Permit Program to establish an organized process to manage third party special events occurring on park property, followed by Board discussion and questions to staff.

Ms. Judy Koenick of Chevy Chase offered testimony.

3. Site Plan Amendment Review No. 81984118A, CRI Building (Limited) - POSTPONED

O-M/R-90 zones; 2.58 acres; amendment add surface parking & accompanying landscape and lighting improvements, including a parking waiver & landscape strip waiver; located at the northwest quadrant of the intersection of Edson Lane and Rockville Pike; North Bethesda/Garrett Park.

Staff Recommendation: Approval of the Consent Item and Draft Resolution

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.

4. Preliminary Plan and Site Plan Amendment - Gallery Park (formerly Eastside)

A. Preliminary Plan 12005101A; PD-11 zone; 23.82 acres; 232 one-family attached and 58 townhouse dwelling units previously approved; request for 186 one-family attached and 70 townhouse dwelling units; located on Shawnee Lane, 80 feet east of Gateway Center Drive; Clarksburg Master Plan

Staff Recommendation: Approval with conditions

B. Site Plan Amendment Review No. 82005038A; PD-11 zone; 23.82 acres; amendment; revise lot 4 building layout, modify several existing conditions and reduce number of dwelling units from 265 to 256; located on 13000 Shawnee Lane, approximately 80 feet east Gateway Center Drive; Clarksburg

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: **A. ALFANDRE/PRESLEY**
 B. ALFANDRE/PRESLEY

Vote:
 Yea: **A. 5-0**
 B. 5-0

Nay:

Other:

Action: **A. Approved staff recommendation for approval, subject to revised conditions, as stated in the attached Board Resolution.**
 B. Approved staff recommendation for approval, subject to revised conditions, as stated in the attached Board Resolution.

Development Review staff discussed the proposal to modify previously approved preliminary and site plans for 232 one-family attached and 58 townhouse dwelling units to reduce the units to 186 one-family attached, and 70 townhouse dwelling units on a 23.820-acre property located on Shawnee Lane in Clarksburg. Staff noted that the proposed amendment to the site plan also proposes to revise the lot 4 building layout, modify several existing conditions and reduce the number of dwelling units from 265 to 256. Staff noted that the green space will not be affected. Staff also discussed the proposed revised condition 3. Staff discussed the proposed height limit and the proposed revised conditions.

Messrs. Tim Dugan, attorney representing the applicant, introduced Messrs. Robert Spalding, Craig Hedberg, and Ed Wallington, members of the applicant’s team, offered comments and concurred with the staff recommendation.

There followed extensive Board discussion regarding the proposed amendment, with questions to staff and the speakers.

5. Preliminary Plan 119961100, The Johns Hopkins Research Campus – Extension Request

R&D zone; 138 acres; 1,800,000 square feet of office and R&D space previously approved; request to extend the validity of the adequate public facilities approval for 12 years; located in the northeast quadrant of the intersection of Muddy Branch Road and Darnestown Road (MD 28); Shady Grove Sector Plan

Staff Recommendation: Approval

BOARD ACTION

Motion: **DREYFUSS/PRESLEY**

Vote:
 Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation for approval, subject to staff proposed revised conditions discussed during the meeting, and as stated in the attached Transmittal letter.**

In keeping with the September 13 technical staff report, Development Review staff discussed the proposed request to extend the validity period for the adequate public facilities (APF) for up to 12 years for the John Hopkins Research Campus project located in the northeast quadrant of the intersection of Muddy Branch Road and Darnestown Road (MD 28) in Shady Grove. Staff noted that this proposed extension will give the applicant more flexibility to accomplish the goals of the Great Seneca Science Corridor Master Plan. Staff recommends approval of the extension and also recommends that the extension be phased according to the phasing schedule provided in the staff report.

At the Board’s request, Transportation Planning staff offered clarification regarding the APF requirements.

7. Subdivision Regulations Waiver Request - SRW 201001, Kensington Heights R-60 zone; 0.61 acres; request for a waiver of the Subdivision Regulations to permit a shared lot line between two existing lots to be modified through the minor subdivision record plat process; involves lots 18 & 19, Block 9 in the Kensington Heights subdivision located on Decatur Avenue, 85 feet northeast of Pearson Street; Kensington-Wheaton Master Plan
Staff Recommendation: Approval with conditions

BOARD ACTION

Motion: **PRESLEY/WELLS-HARLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation for approval, subject to conditions, and as stated in the attached Board Resolution.**

In accordance with the August 30 technical staff report, Development Review staff offered highlights of the request for a waiver of the Subdivision Regulations to permit a shared lot line between two existing lots to be modified through the minor subdivision record plat process. Staff noted that this request involves lots 18 and 19, Block 9, in the Kensington Heights subdivision located on Decatur Avenue in Kensington. Staff discussed the proposed conditions of approval pursuant to Section 50-38 (a) (1) of the Subdivision Regulations.

Mr. Christopher Carter and Ms. Mary Ann Carter, the applicants, offered a brief presentation and concurred with the staff recommendation.

There followed brief Board discussion, with questions to staff.

6. Closed Session - POSTPONED

Pursuant to Maryland State Government Code Annotated Section 10-508(a)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials; or to discuss any other personnel matter that affects 1 or more specific employees

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.